

Macquarie University Private Hospital

Executive Summary

Project Application MP 06-0172

Macquarie University Private Hospital

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Macquarie University Private Hospital

Outline of Executive Summary

Our executive summary is intended to provide an overview of this development application and in particular how the application meets the Director Generals Requirements.

We have provided a description of the project and covered the following key points:

- Background to the Project and the Relationship between the Proposed Hospital and Macquarie University
- The approvals sought which include an extension to current the Part 3a declaration as requested in our letter of 2 November 2006.
- Rationale for the project in respect of its Strategic Context and its links to international Best Practice
- Linkages with the Metropolitan Strategy, Ryde Planning Scheme Ordinance & Development Control Plans
- Detailed the areas of compliance
- A summary of how each of the Director Generals Requirements have been met

Snapshot

We have provided a description of the project and covered the following key points:

- The Minister formed the view on 14 July 2006 that the proposed development should be **declared a Major Project under Part 3A of the EP & A Act**
- The proposal is for a **144 bed private hospital** to be built in the Macquarie Park Corridor.
- The proposed hospital is a **joint venture** between Macquarie University and Dalcross Hospital with construction costs in excess of \$70,000,000
- The proposed development will **establish a major medical precinct** to complement the teaching services offered by Macquarie University
- The hospital will be **physically linked with the adjoining site** which is a specialist centre and will operation in conjunction with the hospital
- The development **complies** with the majority of the Environmental Planning Instruments and is **consistent** with the Metropolitan Strategy> it will also add considerable economic value to the **critical Macquarie Park Corridor**.

Macquarie University Private Hospital - Background & Approvals Sought

Macquarie Uni. Private Hospital declared under Part 3a EP & A Act

- The Environmental Assessment Report (**EAR**) enclosed herein is submitted to the Minister for Planning pursuant to Part 3A of the Environmental Planning & Assessment Act 1979 (EP & A Act) and the Major Project 2005 SEPP.
- The Minister formed the view on 14 July 2006 that the proposed development should be **declared a Major Project under Part 3A of the EP & A Act**
- On 9 August 2006 **Director General Assessment Requirements** received, each of which have been **addressed in the enclosed report**, with a summary of each point within this executive summary

The proposal and Proponents

- The project is a **joint venture** undertaken by **Macquarie University Private Hospital and Dalcross Hospital**
- It is proposed to construct a new private hospital combined with complimentary facilities, such as radiology
- Will establish a major medical precinct to compliment the teaching services offered by Macquarie University adjacent



Construction Value of \$70m "Boulderstone Hornibrook"

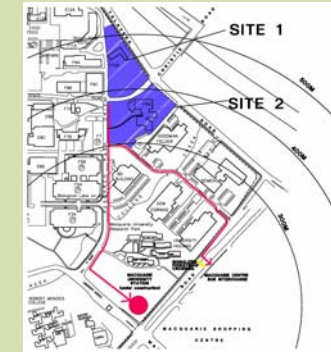
Approvals Sought

Project Approval is sought under Part 3a of the EP&A Act 1979 for the following elements:

Site 1

This site received development consent from Ryde City Council on 1 November 2001 (LD A 676/2001).- Physical commencement has occurred

- Seek **inclusion of Site 1 as part of the Part 3a declaration**, as per our letter of 2 November 2006, whilst maintaining existing development rights as physical commencement as occurred and s.94 contributions paid
- **Amendments** to the basement, internal layout and façade of Site 1
- **Use of buildings as specialist consulting rooms** and university teaching spaces in conjunction with the private hospital



Site 2 Approvals Sought over

Macquarie University Private Hospital - Background and Approvals Sought (con't)

Site 2 Approvals Sought con't

Site 2

- **Demolition** of all buildings and structures on Site 2
- **Staged construction of the private hospital** including associated landscaping and infrastructure works, including a pedestrian bridge linking Site 1 & 2

Part 1

- Demolition of an existing building currently accommodating Macquarie University Office of Facilities Management
- Construction of a new 5 storey building with one level of basement car parking
- 144 bed private hospital including associated support functions
- retail shops, a coffee shop, medical imaging services area and physiotherapy/hydrotherapy on ground level
- Loading dock area for deliveries

Part 2

- The expansion of operating theatres on Level 1 , which will occur over the current loading dock to the south west of the site
- Additional 5 patient bed bays to recovery on the east of the side
- An additional floor comprising 64 private hospital beds

Relationship Between Site 1 & Site 2



Inclusion of Site 1 in the Part 3a declaration

- **Site 1** is specialist centre that will house consulting spaces as well as University research and teaching spaces associated with allied health services taught at the university. **Development consent** was received for Site 1 from **Ryde City Council** on 1 November 2001 (**LDA 676/2001**)
- Site 2, the Macquarie University Private Hospital site forms the basis of this application. As it will be physically linked with and will operate in conjunction with the Site 1 building, pursuant to Clause 75B(3) of the EP&A Act, Site 1 is now part of the development to which Part 3A of the Act applies.
- The Site 1 development consent has been **physically commenced** and it is therefore, an operative consent. It is now proposed to make relatively minor internal and external modifications to this approval in order to better integrate the two buildings

Macquarie University Private Hospital - Rationale for Project & Strategic Context

The Need & Unique Nature of a Teaching Hospital

The Private hospital will become a place of excellence, which will be the **first** pre-eminent **private teaching hospital on a university campus** and will draw together:-

- High quality **clinical services** to privately insured or self-insured patients
- **Teaching facilities** for post-graduate students of the university. Courses will be full-fee pay, particularly attractive to overseas trained doctors to obtain Australian specialist qualifications. Formal links will be established with overseas universities, especially in Asia.
- **Research and Development** – the ability to combine excellence in clinical practice and teaching on one campus provides a perfect environment to encourage research. This will strengthen the university's ability to attract a larger slice of the medical research funds and for industry participation in Research.

Benefits to the Medical Profession

This partnership provides a unique medical and research environment. It will:

- **Attract high performing medical academics** who share the vision for a world-class facility and bring with them research funding
- Provide the basis for a medical related **foundation** to enable private **philanthropy** which will serve as a source of funds for teaching and research
- Create an **alternative qualification program** in partnership with the Royal Australian College of Surgeons, RACS
- Provide a new **pathway** to postgraduate medical qualifications
- Establish new **fee paying postgraduate medical programmes** which may attract a national and international client base

Opportunities & Benefits Hospital Provides

- The development of a medical **research profile** and to seriously compete for National Health & Medical Research Council (NHMRC) and related Australian Research Council (ARC) funding
- **Specialised services** such as radiosurgery which will enable skilled **Australian surgeons and specialists currently employed overseas to return to Sydney.**
- Support for the the specific target of the **Metro strategy** for North Ryde area which is designated market for information technology, biotechnology, biomedical devices and pharmaceutical industry clusters
- Supports investments in **innovation technologies** and high value job creation activities
- **Export income** from foreign patents, doctors and students
- Support the **retention of highly trained professional staff** such as physician, professors, scientists and research funds in NSW rather than other states or overseas institutions
- It will **attract professionals from overseas** and interstate
- **Forge international links with Asia** in the training of surgeons.
- Macquarie University will become the Alma Mater for a number of doctors returning to their home countries. Resulting in an **overseas referral base for highly specialised services.**
- **Compliments teaching and registration** of highly qualified technicians in **gap** areas such as 'oncology'

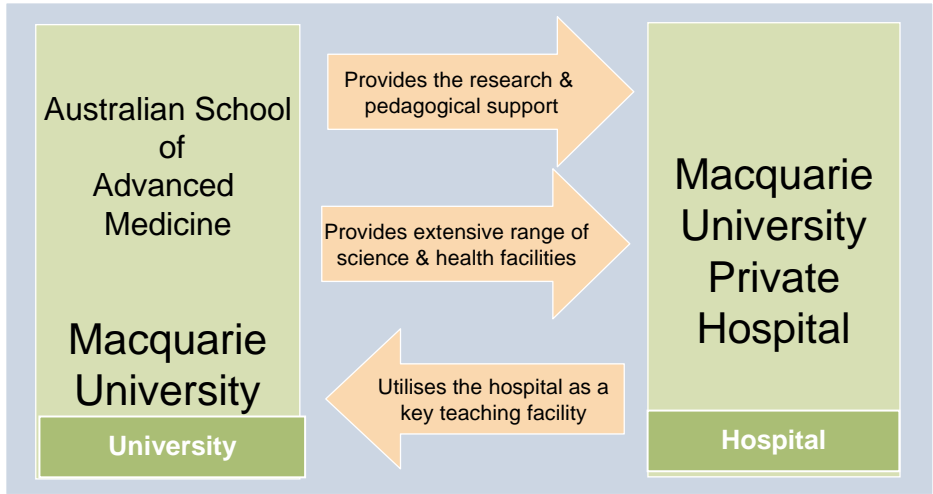
Macquarie University Private Hospital - Rationale for Project & Strategic Context

Establishing a Premier Surgical Program & International Best Practice

- University programmes are the basis for surgical training overseas particularly in the USA, however to date has not occurred in Australia
- Whilst The Royal Australasian College of Surgeons is a high regarded body, a university model ensures surgical specialties grow in depth and breadth ensuring scientific, ethical and pedagogical knowledge remains central to surgeons
- The **Macquarie Park corridor** with its **high technology based industries** was created to emulate the model established by **Stanford University** in the Silicon Valley, California, USA. Which has proven to be very successful.

Macquarie University will establish the Australian School for Advanced Medicine which will provide speciality post graduate training in surgical specialisation

The link between the uni and the hospital



Macquarie University Private Hospital – Links to the Metropolitan Strategy



Global Arc



Sydney's 'Global Arc'

- The private hospital will be located within Sydney's Global Arc which contains nearly a quarter of all of Sydney's Jobs and half of the regions professional jobs

Specialist Centres

- Specialist centres contain; airports, ports, hospitals, universities, research and business activities that perform vital economic and employment roles across the metropolitan area, the proposed hospital is located within a specialist centre
- In addition the proposed development is situated in the Macquarie Park corridor which is one of the major corridors of the Metropolitan Strategy

Employment Generation

- The Metro Strategy is planning for 1 million jobs to be located in the 27 existing strategic centres by 2031, and increase of 236,000 jobs
- Macquarie Park will accommodate an additional 22,690 jobs (i.e. 70% over the next 30 years with the specialist medical facilities of the private hospital making a significant contribution to this target
- The Macquarie Park area is identified as containing employment lands, and the Private Hospital will provide up to 400 jobs to support the MS target of 70% growth in employment in Macquarie Park and the requirements for strategic centres to provide for 45% of the total jobs for Sydney.

Magnet Infrastructure

- Skill formation around industry clusters and infrastructure acts as a magnet for new economic activities (a specialised tertiary/technological organisation is one such piece of infrastructure and provides jobs for many skill levels as well as contributing to raising skill levels in the locality as a whole.
- The private hospital represents **magnet infrastructure** and will **cluster** specialist medical research, clinical, biomedical and pharmaceutical activities alongside a major university

Macquarie University Private Hospital – Objectives for Macquarie Park Corridor (Draft DCP 55)

Summary of Macquarie Park Corridor Objectives

- The proposal is **consistent with the majority of Environmental Planning Instruments** and the Metropolitan Strategy
- The following outlines how the **proposal satisfies the Macquarie Park Corridor Objectives** as outlined in Draft DCP 55.

Economic Principles

Key Objectives/Principles

- Provide flexible buildings that are adaptable to the changing floor sizes
- Provide a variety of floor plate sizes to suit a range of businesses

This proposal:

- Provides a bespoke Private Hospital Development
- Generates in excess of 400 jobs

Environmental Principles

Key Objectives/Principles

- Strongly define the public domain and active street frontage
- Encourage higher use of public transport
- Develop innovative, ecologically sustainable, flexible building and open spaces
- Provide efficient layout of parking and loading facilities
- Incorporate ecologically sustainable development measures

This proposal:

- Has considered The University Research Park guidelines
- Incorporates active street frontages
- Encourages higher use of public transport through the implementation of a Travel Plan
- Provides underground parking, and loading facilities which are screened from Research Park Drive
- Encourages Ecological Sustainable Development (ESD)

Corridor Objectives

Key Objectives/Principles

- Promote Macquarie Park Corridor as a premium location for globally competitive businesses with strong links to the university and research institutions
- Integrate land use and transports, reducing car dependency
- Characterise Macquarie Park Corridors a high quality, well designed and safe environment that reflects the natural setting.

This proposal:

- Demonstrates links between Macquarie University Private Hospital and Macquarie University
- Integrates land uses and reduces car dependency
- Further supports MPC as a high quality business environment
- Located within 350m of the Macquarie University Station.

Social Principles

Key Objectives/Principles

- Incorporate principles of “Safer by Design”
- Provide easy pedestrian and cycle access for both able-bodies and mobility-impaired people
- Improve pedestrian and cycle connections
- Encourage the creation of common spaces within private development
- Promote the notion of a viable and vibrant employment area

This proposal:

- Complies with relevant Australian Standards and DCP standards on accessibility for able bodies and mobility impaired
- Includes a landscaped courtyard, café and ancillary retail units
- Accessed directly from street level by pedestrians
- Promotes the corridor as a vibrant employment area

Macquarie University Private Hospital – Summary of Director Generals Requirements

Summary of Director General Requirements

- The following section examines the proposal and its **compliance with the Director Generals Requirements** and in particular its compliance with Environmental Planning Instruments
- This snapshot details **where in** the Environmental Assessment Report (EAR) the **compliance matters have been addressed**. As can be seen in the next section the development is **complying with the majority of EPI's**.

General Requirements	EAR Section
• Executive Summary	3.0
• Legal Description – Cadastre and title details	5.1
• Description of the site and its environment	5.6
• Project Objectives	4.0
• Project need (if relevant)	4.4
• Statement of validity of Environmental Assessment	2.0
• Qualification of person(s) preparing the assessment; and	2.0
• Statement that the information contained in the Environmental Assessment is neither false or misleading.	2.0

Part A – Heads of Consideration	EAR Section
• Suitability of the site	5.2
• Likely environmental social and economic impacts	8.4
• Public Interest	8.3.6

Part B – Relevant EPIs Guidelines and other requirements to be addressed	EAR Section
• Permissibility	8.1 / 8.2
• Nature and extent of non compliance	8.0
• Consideration of alternatives	4.5
• Obtain all licenses/approvals under Private Hospitals and Day Centre Act 1988	Appendix 3

Part C – Key issues to be addressed	EAR Section
• Urban form and design	6.5
• Transport, traffic and access	8.3.1
• Environmental impacts	Appendix 5,7,9,10 & 11
• Services	5.7
• Planning agreements and/or developer contributions	9.9

Part D – Statement of Commitments	EAR Section
• Statement of Commitments	9.9

Consultation Requirements	EAR Section
• Agencies	7.0
• Public	7.0
• Peer review	7.0

Director General Requirements : Part A Heads of Consideration

Suitability of the Site

- Permissible under the current zoning
- Maximises value of government infrastructure spend on Epping – Chatswood railway
- Ideally located in north east corner of Macquarie University Research Park
- Future transport initiatives including the M2/F2 connection will make North Ryde accessible to greater metropolitan area
- Represents magnet infrastructure in that it will draw in clusters of “like” industries consistent with the requirements of the Metropolitan Strategy
- The proposed hospital adjoins Site 1 which offers complimentary facilities such as consulting, teaching and research which will establish a major medial precinct to complement the teaching services offered by Macquarie University adjacent

Social, economic, environmental impacts

Environmental

- Proposed operations do not constitute an offensive or hazardous risk
- Cleared site with little original vegetation
- Contamination Study Conducted

Social

- Employment opportunities for 400 staff
- Compliments public health facilities at Concord, Ryde, Westmead and Blacktown
- Maximises value of govt spend on Epping-Chatswood Railway

Economic

- Strategically located in metro growth corridor
- Magnet infrastructure, creates a **cluster** of specialist medical research, clinical, biomedical and pharmaceutical activities alongside a major university

More impacts detailed under Section 8.5

Justification for undertaking the project

- The existing 60 bed Hospital at Killara is Australia's busiest neurosurgical Centre in the private sector with about 30% of the practising neurosurgeons in New South Wales undertaking the majority of their private surgery at Dalcross.
- It is the only private hospital in Australia that regularly undertaken routinely interventional neuroradiology and cerebral vascular surgery.
- The hospital has reached capacity and in need of new, modern technology in a teaching and research friendly environment.

The public interest

- The development comprises a well designed facility providing inpatient and outpatient services, and will make a positive contribution to health services in the area
- It will complement teaching and research services already offered at the University adjacent and will be a resource available for referral by general practitioners and specialists.
- There will be no impact on the public domain during operations and minimal impact during construction

Macquarie University Private Hospital – Compliance

Summary of Relevant Planning Instruments / Guidelines / Policies

- All of the relevant planning provisions applying to the site including permissibility and the provisions of all plans and policies have been addressed
- The proposal **complies with the majority of EPI's**.
 - The **areas of non compliance** are **minor** requirements outlined and are:
 1. Building Height
 2. The Number of Off Street Car Spaces
- These requirements have been prescriptively set out in:
 - Ryde PSO which incorporates Ryde LEP No 137
 - Ryde DCP and
 - Draft DCP No. 55 Macquarie Park Corridor

Each of which is addressed in detail on page 12



Summary of Compliance

Guidelines / Policy / Instrument	Compliance
The Metro Strategy	✓
Major Project SEPP	✓
Draft SEPP 66	Consistent with the principle of reducing the reliance on private vehicles and located close to major public transport facilities
Ryde Planning Ordinance (PSO) which incorporates the provisions of all LEP's gazetted up to 4 August 2006	✓ And ☒
Ryde DCP	✓ And ☒
Draft DCP 55 – Macquarie Park Corridor	✓ And ☒
FOR FULL DETAILS OF NON COMPLIANCE P.TO.	

Macquarie University Private Hospital – Details of Non Compliance

Height Requirements

Ryde PSO incorporating Ryde LEP No. 137

Clause 97 **Height of Buildings**

- Maximum Height 6 storeys

Draft DCP No 55 – Macquarie Park Corridor

Clause 3.2.2 Part B

- Maximum Height 6 storeys



Proposal

- The proposed development **exceeds the 6 storey limit** by protruding more than 1200mm above the natural ground level
- Resulting in a seventh floor along Talavera Road which is simply the result of the topography of the land

Comments on Non Compliance

- Considered a minor area of non compliance and Council are satisfied this issue has been overcome with a landscaping solution
- Further, the exposure of the basement level is consequence of the sites topography and is limited to the south eastern rear section of the proposed development

Off Street Car Parking Requirements

Ryde PSO incorporating Ryde LEP No. 137

Clause 98 (1) **Off Street Parking**

- 1 space per 80sqm of net floor area, i.e. permitted car spaces = **234** spaces

Draft DCP No. 55 – Macquarie Park Corridor

Part F **Off Street Parking**

- 1 space per 80sqm of net floor area, i.e. permitted car spaces = **234** spaces



Proposal

- 238 spaces

Comments on Non Compliance

- Relatively **minor exceedance of 4 spaces** is considered acceptable given the intensive nature of the proposal which is greater than a typical commercial office development and given it is **off street parking**, people other than the proponents of this proposal will also benefit
- Likely traffic congestions generated from the proposal will be outside typical commuter peak hours

Director General Requirements: Part B – Alternatives / Impacts

Consideration of alternatives

- Joint Venture partner Dalcross had previously explored other locations for a private hospital including the centre of Chatswood
- However this alternative was discounted when the opportunity to locate next to Macquarie University arose and the synergies this creates, as outlined throughout the proposal far outweigh any perceived benefits from an alternative location

Alternatives can be found in Section 4.4

Impacts to existing medical facilities / obtaining appropriate licences

- The proposed hospital is strategically located within the metropolitan growth corridor and will compliment the public health facilities at Concord, Ryde, Westmead and Blacktown.
- Approaches have been made with Northern Sydney Central Coast Area Health Services, NSW Health Private Health Care Branch regarding licensing
- A memorandum of understanding is in progress with the Royal Rehabilitation Centre for inpatient/outpatient rehabilitation services

See Appendix 3 for more details

Director General Requirements: Part C – Key Issues to be addressed

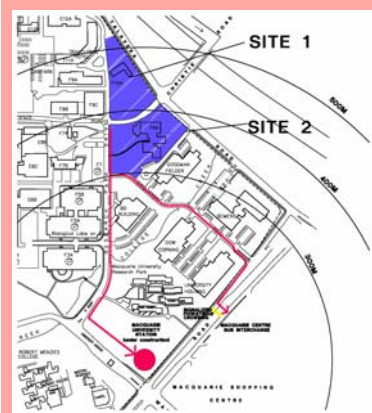
Urban form design



- Built form commensurate with surrounding development
- No significant overshadowing
- Current flora is highly modified, the area be greatly improved with replanted native vegetation

Full details in Section 6.5, 6.6 and 10.2

Transport traffic and access



- Existing road network has capacity for increased demand
- Public transport promoted
- Drop off /pick up points exist
- Basement parking for visitors/staff
- Pedestrian and bicycle linkages available through the university

Full details contained in Section 5.6 and 6.7

Services

Service	Available for connection	Upgrade necessary
Water	✓	✗
Sewer	✓	✗
Storm Water	✓	✓
Power & Telecomm	✓	✗

Full details contained within Section 5.7

Public Transport Options

- A variety of transport options exist
- 400 metres from major rail link
- 800 bus movements per typical work day
- ↓ reliance on cars
- ↑ viability of Epping-Chatswood Rail Link

Director General Requirements: Part C - Key Issues & Part D - Statement of Commitments

Environmental impacts	
Title	Details
Contamination	Some subsoil contamination due to past uses, considered mild
Geotechnical	No material Issues
Drainage/storm water	Concept Plan developed
Sustainability	A range of ESD principals incorporated including high performance glazed areas and water minimising fittings and tap ware
Construction impacts	Statement of commitments mitigates these impacts

Full details in Section 9

Statement of Commitments Addresses

- Proposed mitigation and management of residual impacts
- Environmentally sustainable development
- Site contamination
- Management of construction noise, vibration, dust, soil and erosion
- Management of construction waste and traffic
- Use of public transport
- Community and stakeholder engagement

Full Statement of Commitments forms Section 10.0 of the EAR

Developer Contributions/Planning agreement

- The proponent will make a monetary contribution, as could be otherwise be imposed as a condition of development consent granted under Part 4 of the Act, calculated in accordance with the City of Ryde Section 94 Contributions Plan No 1 (Amendment 2003)
- A further submission will be provided outlining our Section 94 position, which we don't expect will prevent the application being exhibited.
- As stated previously Section 94 contributions have been paid for Site 1 (LDA676/2001) which should be factored into any further requests.

Director General Requirements: Consultation Requirements Agencies/ Public/ Peer Review

Consultation requirements		
Group	Conducted with	Details
NSW Health & Other Agencies	<ul style="list-style-type: none"> Northern Sydney Central Coast Area Health Service Private Health Care Branch State wide Services Development Branch 	<p>Agencies Requested</p> <ul style="list-style-type: none"> a full profile of services and case mix Information on current demographics for the area to assist with the beds submission on private hospital day procedures centres act 1988
Ryde City Council	<ul style="list-style-type: none"> Planning Officers 	<ul style="list-style-type: none"> Council is generally very supportive of the proposal and are satisfied with how the areas of non compliance have been addressed. Council have advised they would be willing to utilise a SEPP 1 objection if necessary to overcome the areas of non compliance
Royal Ryde Rehabilitation Centre	<ul style="list-style-type: none"> RRRC 	<ul style="list-style-type: none"> Joint Rehabilitation Services welcome this initiative
Community Consultation	<ul style="list-style-type: none"> Member of the community 	<ul style="list-style-type: none"> Macquarie University students answered questions and handed out brochures at a Display held for one week in September at Macquarie Shopping Centre 1,000 brochures were printed and handed out Feedback from shoppers was almost 100% supportive particularly from senior members of the community
Macquarie University	<ul style="list-style-type: none"> University and Dalcross 	<ul style="list-style-type: none"> Deeds of Agreement were arranged between Macquarie University and Dalcross Holdings Pty Ltd to investigate this project. Steps undertaken to date <ul style="list-style-type: none"> Macquarie Buildings and Grounds Committee approved Hospital Design University Council approved the joint venture with Dalcross to build a Hospital on campus Progress report was accepted by Finance

Full details contained within Section 11.8